

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: West Shoreline / 1

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 282

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$244,700	\$346,000	\$590,700	\$649,400	91.0%	14.05%
2007 Value	\$263,500	\$374,100	\$637,600	\$649,400	98.2%	13.66%
Change	+\$18,800	+\$28,100	+\$46,900		+7.2%	-0.39%
% Change	+7.7%	+8.1%	+7.9%		+7.9%	-2.78%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.39% and -2.78% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$258,900	\$360,800	\$619,700
2007 Value	\$278,800	\$391,700	\$670,500
Percent Change	+7.7%	+8.6%	+8.2%

Number of one to three unit residences in the Population: 2387

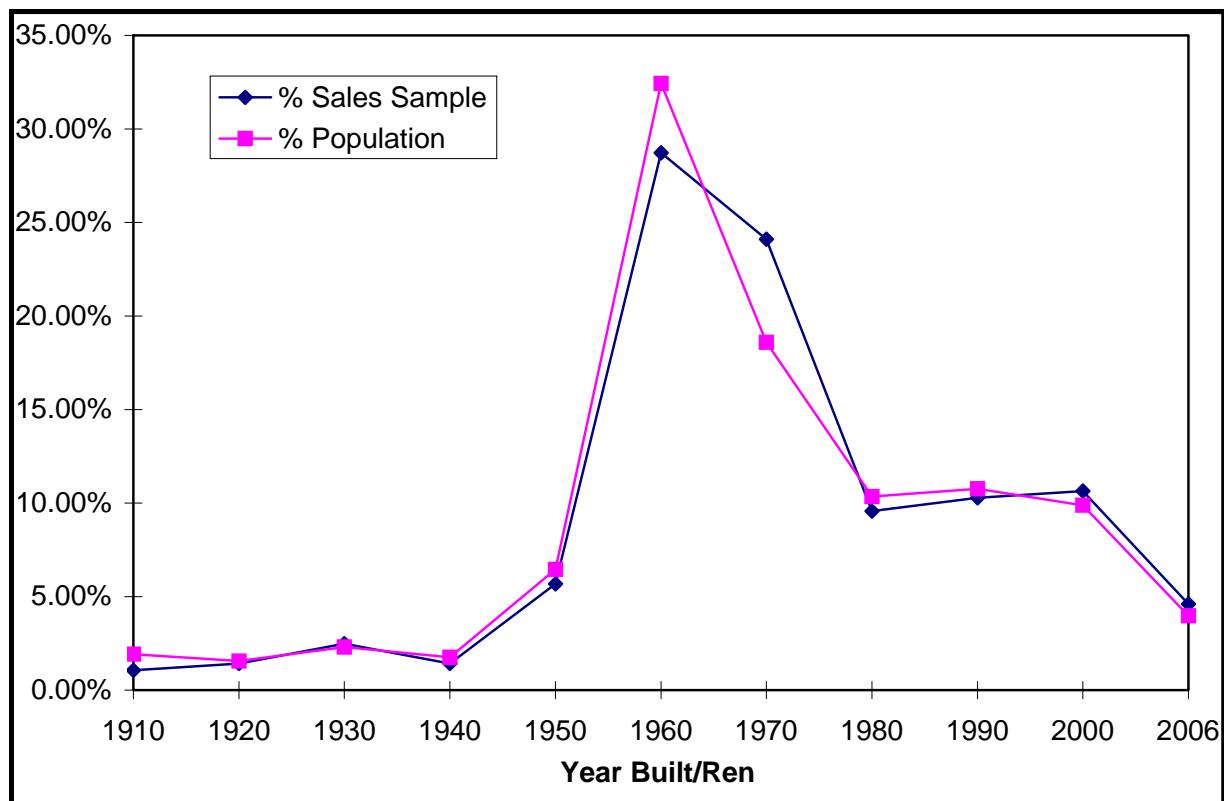
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables and one location variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with homes in good or very good condition have assessment ratios higher than others and the formula adjusted them upward less than others. Parcels in Subarea 2 were at a lower assessment ratio than others and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	3	1.06%
1920	4	1.42%
1930	7	2.48%
1940	4	1.42%
1950	16	5.67%
1960	81	28.72%
1970	68	24.11%
1980	27	9.57%
1990	29	10.28%
2000	30	10.64%
2006	13	4.61%
	282	

Population		
Year Built/Ren	Frequency	% Population
1910	46	1.93%
1920	37	1.55%
1930	55	2.30%
1940	42	1.76%
1950	154	6.45%
1960	774	32.43%
1970	444	18.60%
1980	247	10.35%
1990	257	10.77%
2000	236	9.89%
2006	95	3.98%
	2387	

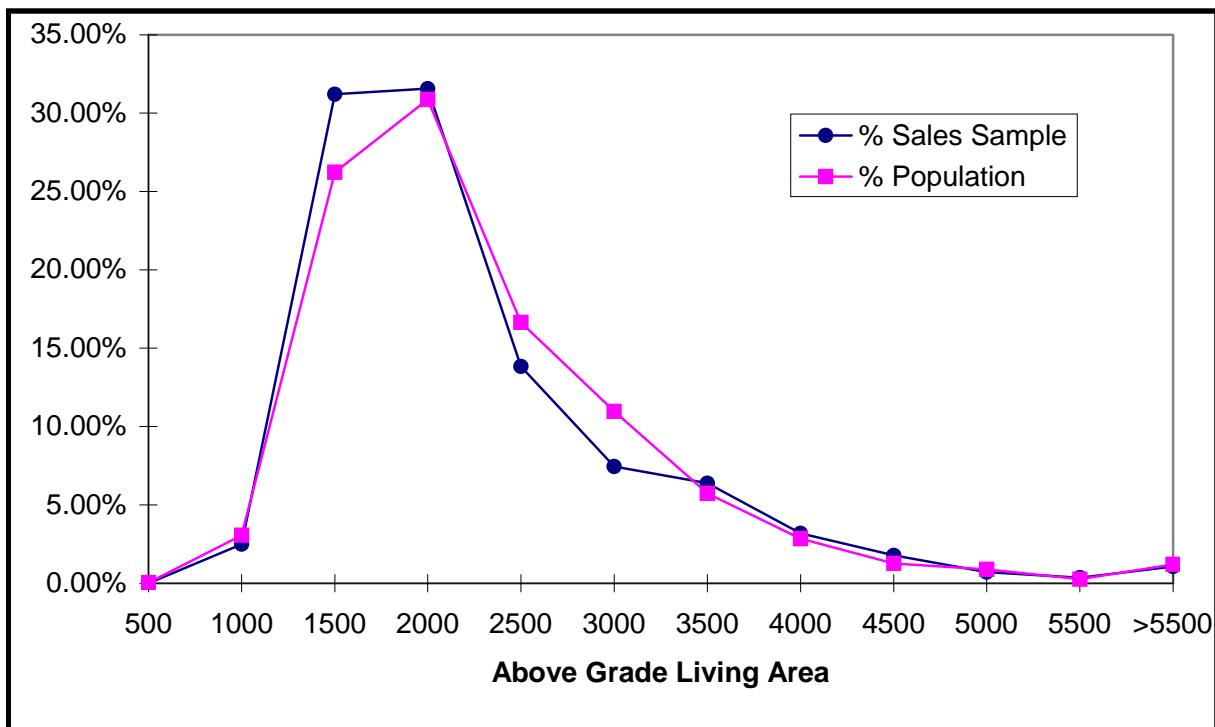


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	7	2.48%
1500	88	31.21%
2000	89	31.56%
2500	39	13.83%
3000	21	7.45%
3500	18	6.38%
4000	9	3.19%
4500	5	1.77%
5000	2	0.71%
5500	1	0.35%
>5500	3	1.06%
	282	

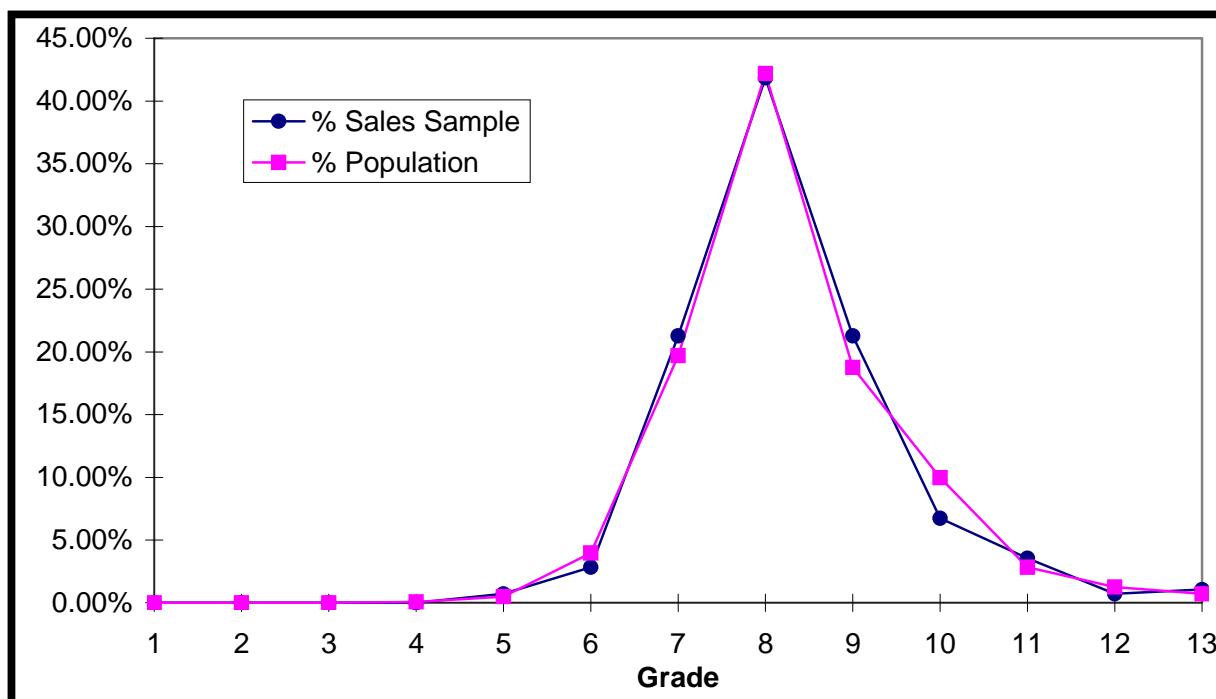
Population		
AGLA	Frequency	% Population
500	1	0.04%
1000	73	3.06%
1500	626	26.23%
2000	737	30.88%
2500	397	16.63%
3000	262	10.98%
3500	137	5.74%
4000	68	2.85%
4500	30	1.26%
5000	21	0.88%
5500	6	0.25%
>5500	29	1.21%
	2387	



The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

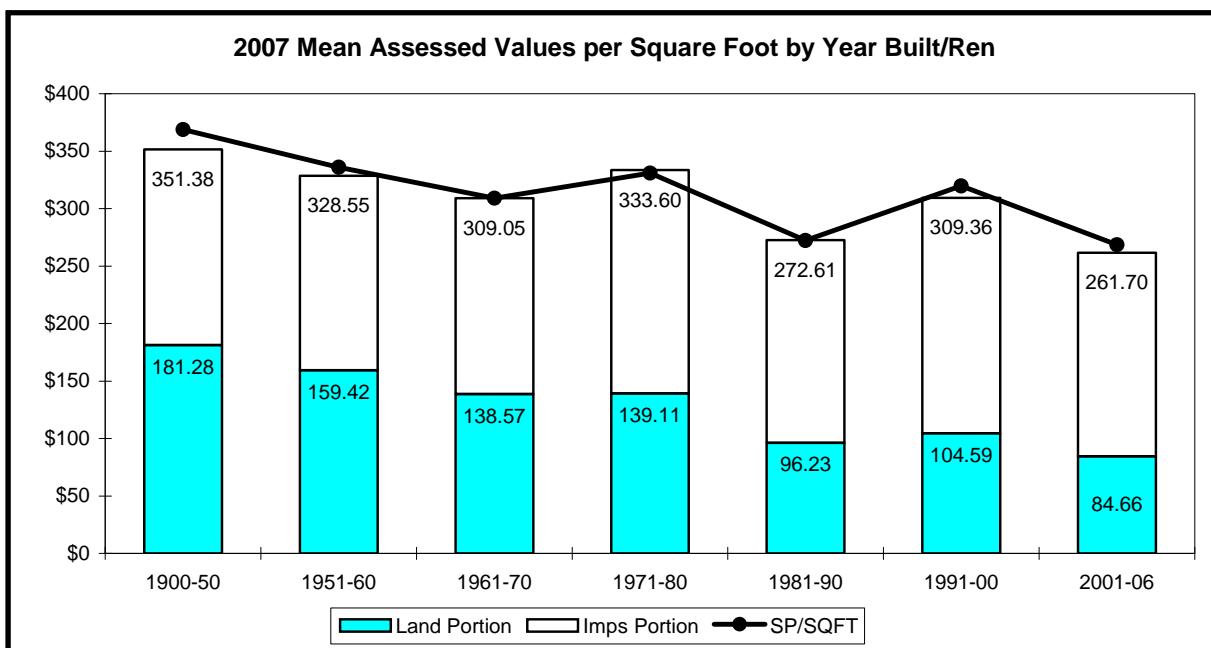
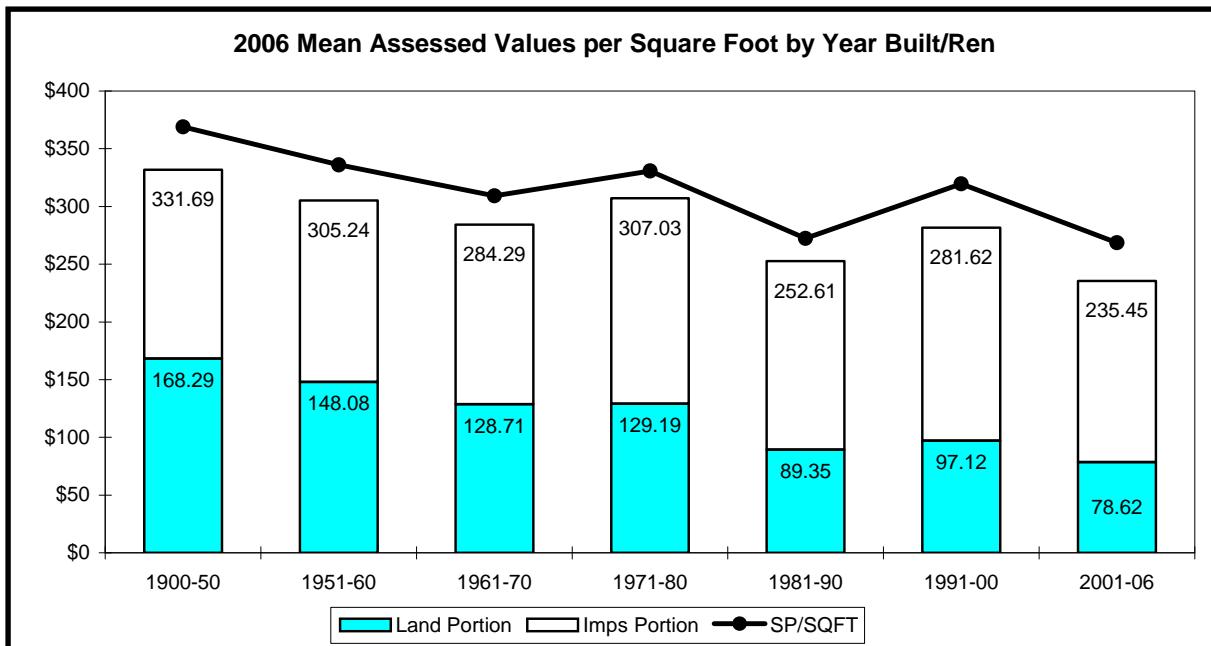
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.08%
5	2	0.71%	5	12	0.50%
6	8	2.84%	6	95	3.98%
7	60	21.28%	7	470	19.69%
8	118	41.84%	8	1007	42.19%
9	60	21.28%	9	448	18.77%
10	19	6.74%	10	238	9.97%
11	10	3.55%	11	68	2.85%
12	2	0.71%	12	30	1.26%
13	3	1.06%	13	17	0.71%
	282			2387	



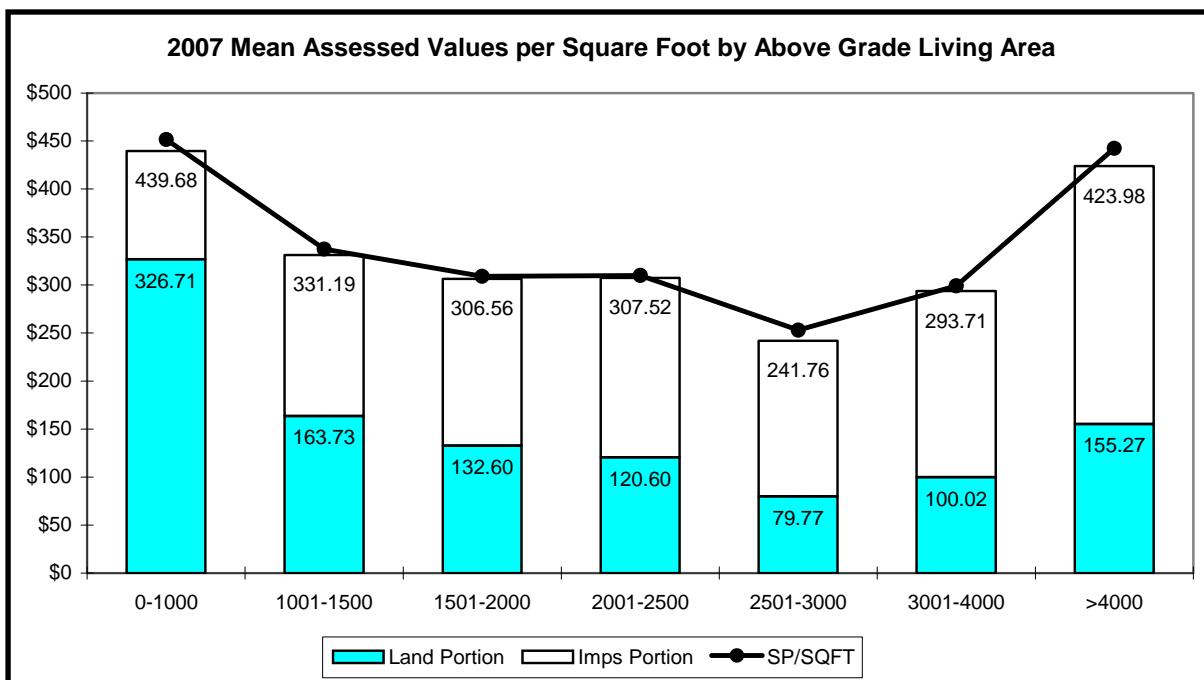
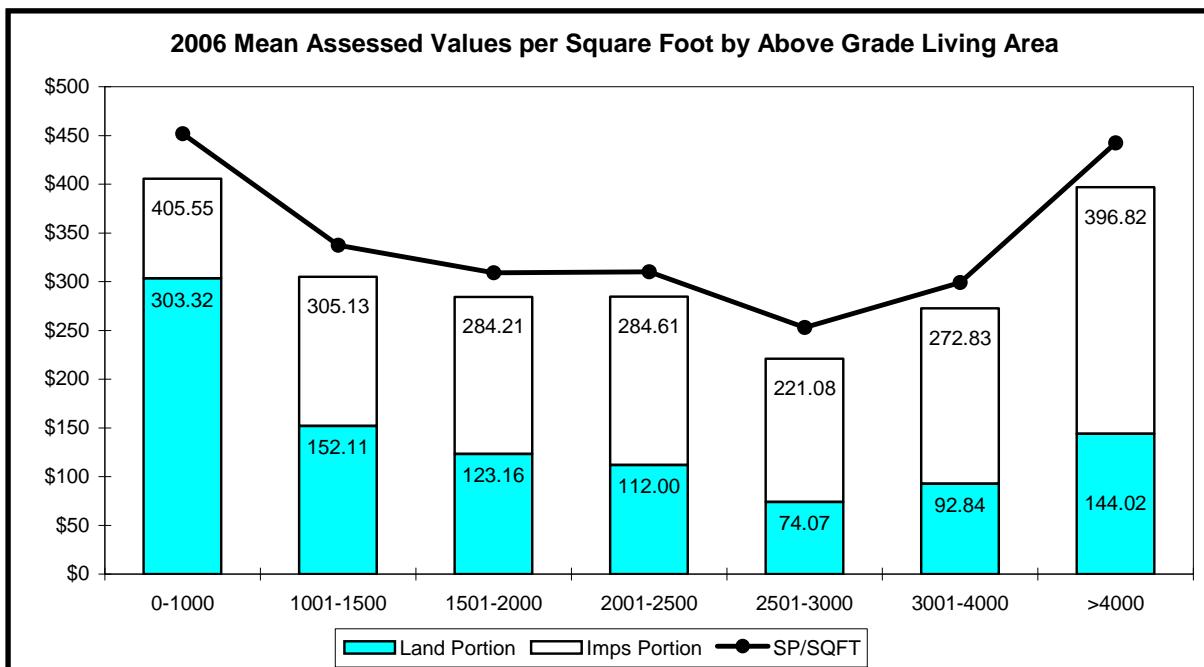
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



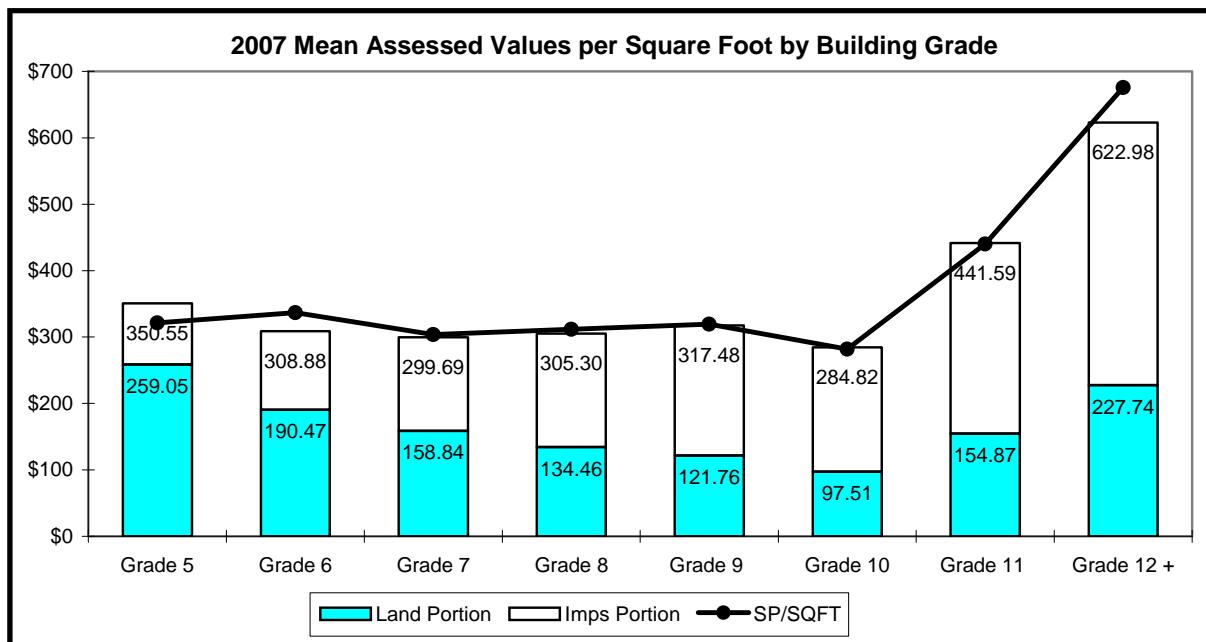
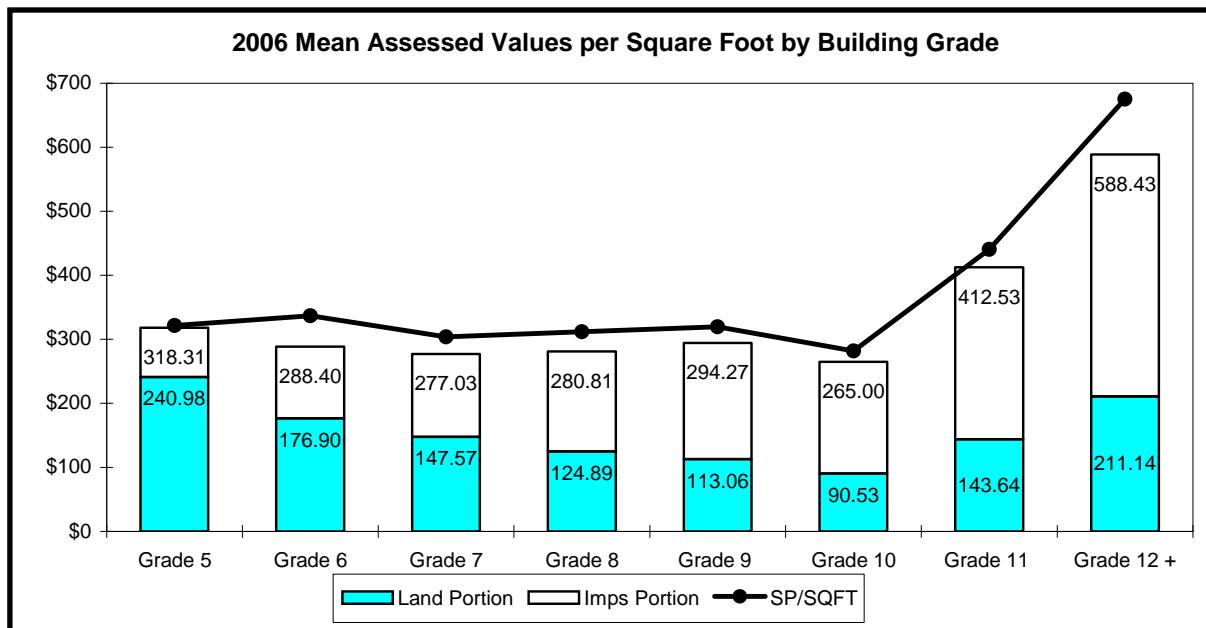
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

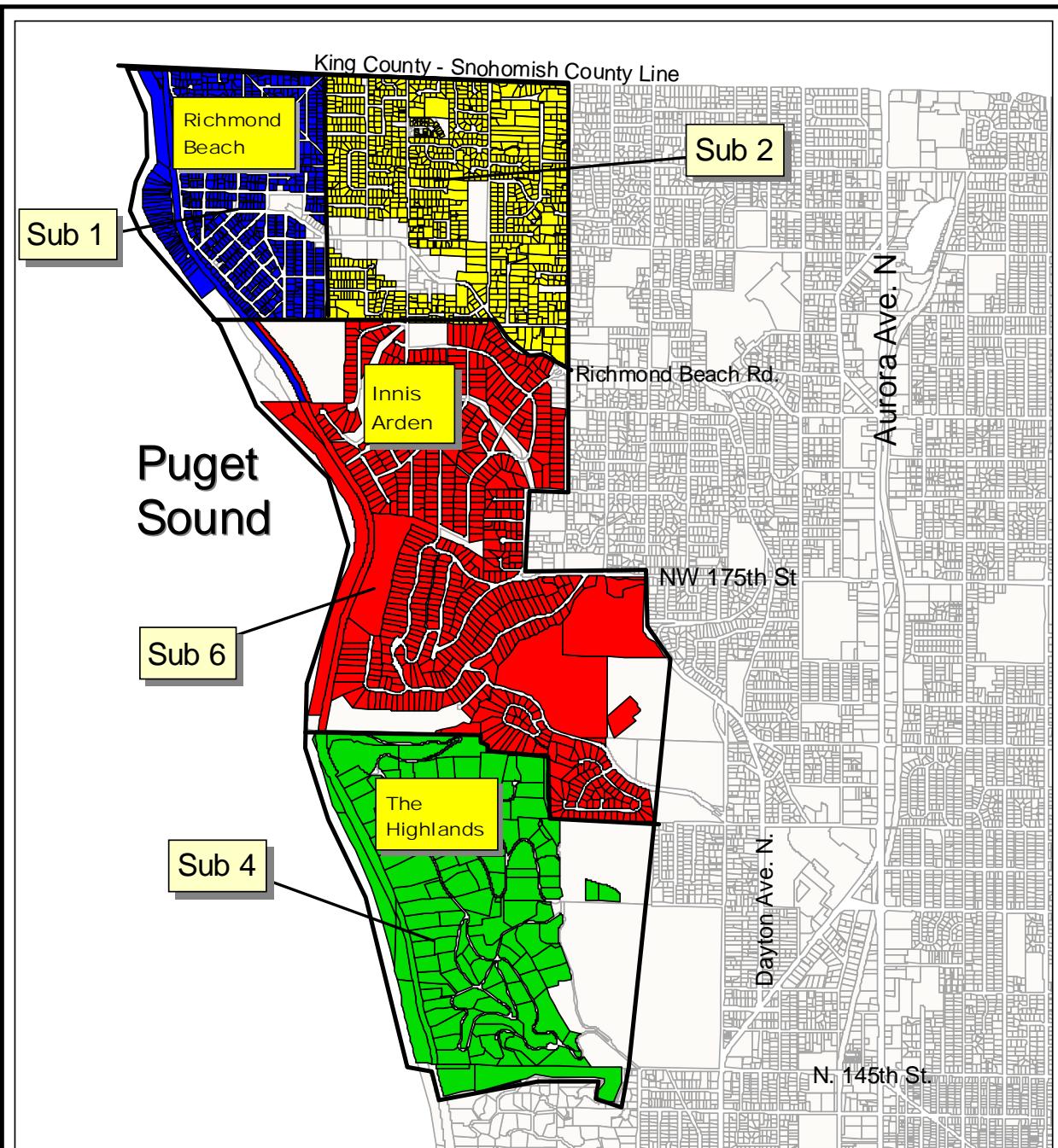


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 5 sales of homes with grade 12 or higher.



Area 1 Subareas

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0.1 0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant sales to derive a market adjustment based only on vacant land sales. Based on the total percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 7.7% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.079, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 282 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with homes in good or very good condition have assessment ratios higher than others and the formula adjusted them upward less than others. Parcels in Subarea 2 were at a lower assessment ratio than others and the formula adjusted them upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / .9205049 - (.03778705 \text{ if located in Subarea 2}) + (.03575984 \text{ if in Good Condition}) + (.06804972 \text{ if in Very Good Condition})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value. ((Previous Total Value * 1.079) – 2007 Land Value = 2007 Improvements Value).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value * 1.079) – 2007 Land Value = 2007 Improvements Value).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$25,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no Mobile Homes in Area 1.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 1 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.64%

Subarea 2	Yes
% Adjustment	4.65%
Good Condition	Yes
% Adjustment	-4.06%
Very Good Condition	Yes
% Adjustment	-7.48%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Subarea 2 would *approximately* receive a 13.29% upward adjustment (8.64% + 4.65%). 954 parcels of the improved population would receive this adjustment. There were 123 sales.

42% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	2	1.004	1.112	10.8%	0.072	2.152
6	8	0.859	0.916	6.7%	0.742	1.090
7	60	0.909	0.983	8.1%	0.947	1.019
8	118	0.901	0.980	8.7%	0.957	1.002
9	60	0.917	0.992	8.2%	0.956	1.028
10	19	0.941	1.010	7.4%	0.945	1.075
11	10	0.933	1.000	7.3%	0.846	1.154
12	2	0.915	0.980	7.0%	0.740	1.220
13	3	0.848	0.894	5.4%	0.752	1.036
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1950	34	0.892	0.940	5.4%	0.883	0.997
1951-1960	81	0.915	0.982	7.3%	0.953	1.011
1961-1970	68	0.938	1.017	8.4%	0.986	1.049
1971-1980	27	0.934	1.014	8.5%	0.967	1.060
1981-1990	29	0.929	1.002	7.9%	0.948	1.056
1991-2000	30	0.866	0.949	9.6%	0.901	0.997
>2000	13	0.872	0.968	11.1%	0.858	1.079
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	1.132	1.228	8.5%	-0.705	3.160
Average	171	0.890	0.979	9.9%	0.957	1.000
Good	90	0.929	0.982	5.7%	0.958	1.007
Very Good	19	0.982	0.998	1.6%	0.923	1.073
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	191	0.919	0.993	8.0%	0.974	1.012
1.5	14	0.834	0.890	6.7%	0.822	0.957
2	74	0.901	0.974	8.1%	0.940	1.008
3	3	0.974	1.042	6.9%	0.722	1.362

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

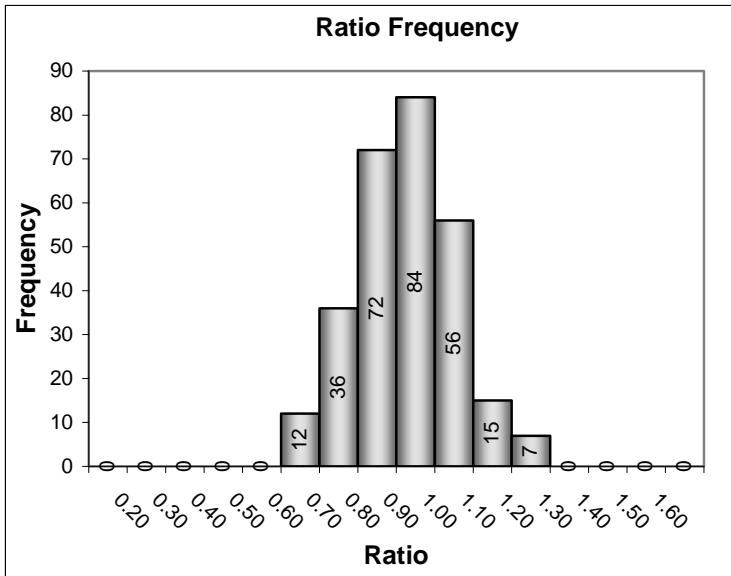
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	7	0.891	0.966	8.4%	0.785	1.147
1001-1500	88	0.905	0.982	8.5%	0.954	1.010
1501-2000	89	0.920	0.992	7.8%	0.966	1.018
2001-2500	39	0.918	0.993	8.1%	0.942	1.043
2501-3000	21	0.876	0.959	9.4%	0.895	1.022
3001-4000	27	0.914	0.983	7.5%	0.928	1.038
>4000	11	0.904	0.966	6.9%	0.852	1.081
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	135	0.919	0.983	6.9%	0.958	1.007
N	147	0.895	0.981	9.6%	0.960	1.002
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Y	2	0.965	1.033	7.1%	0.219	1.847
N	280	0.909	0.981	8.0%	0.965	0.997
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	84	0.921	0.983	6.7%	0.953	1.012
2	123	0.881	0.981	11.3%	0.959	1.002
4	8	0.956	1.012	5.8%	0.893	1.131
6	67	0.906	0.968	6.8%	0.928	1.008
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5001	4	0.905	0.975	7.7%	0.811	1.139
5001-8000	98	0.910	0.993	9.1%	0.967	1.019
8001-12000	79	0.880	0.954	8.4%	0.926	0.981
12001-16000	31	0.890	0.965	8.5%	0.912	1.018
16001-20000	20	0.924	0.995	7.7%	0.927	1.064
20001-30000	26	0.904	0.966	6.8%	0.900	1.032
>30000	24	0.949	1.010	6.5%	0.946	1.075

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area 1	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 282			
Mean Assessed Value	590,700		
Mean Sales Price	649,400		
Standard Deviation AV	470,163		
Standard Deviation SP	518,322		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.920		
Median Ratio	0.919		
Weighted Mean Ratio	0.910		
UNIFORMITY			
Lowest ratio	0.602		
Highest ratio:	1.288		
Coefficient of Dispersion	11.30%		
Standard Deviation	0.129		
Coefficient of Variation	14.05%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.901		
Upper limit	0.947		
95% Confidence: Mean			
Lower limit	0.905		
Upper limit	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	2387		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.129		
Recommended minimum:	27		
Actual sample size:	282		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	142		
# ratios above mean:	140		
Z:	0.119		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



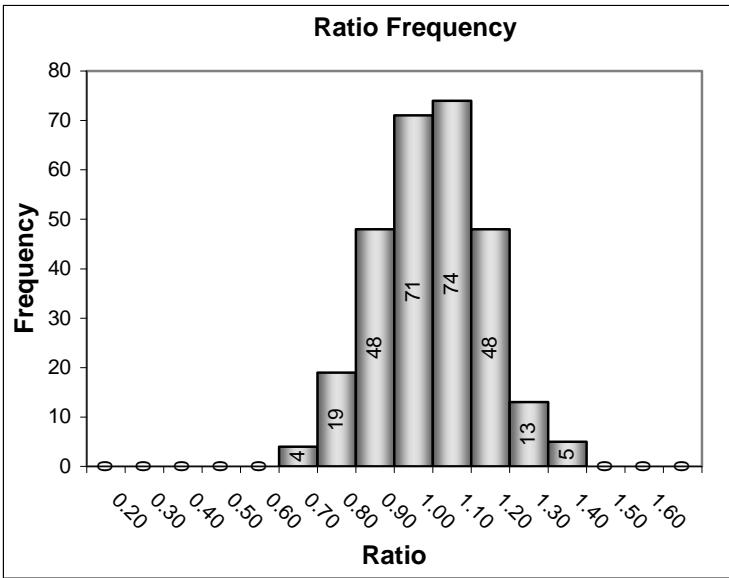
COMMENTS:

1 to 3 Unit Residences throughout area 1

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2007	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area 1	Appr ID: DPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	282		
Mean Assessed Value	637,600		
Mean Sales Price	649,400		
Standard Deviation AV	497,299		
Standard Deviation SP	518,322		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.998		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.653		
Highest ratio:	1.340		
Coefficient of Dispersion	11.14%		
Standard Deviation	0.136		
Coefficient of Variation	13.66%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.976		
Upper limit	1.030		
95% Confidence: Mean			
Lower limit	0.983		
Upper limit	1.015		
SAMPLE SIZE EVALUATION			
N (population size)	2387		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	30		
Actual sample size:	282		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	142		
# ratios above mean:	140		
Z:	0.119		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 1

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	727810	0945	7/14/04	248000	580	0	5	1953	2	2944	Yes	No	2537 NW 194TH PL
1	728030	0351	7/11/06	487000	960	0	6	1945	3	13650	Yes	No	20121 23RD AVE NW
1	727710	0290	10/13/06	505000	1190	0	6	1951	3	7200	Yes	No	2426 NW 196TH ST
1	715420	0040	8/14/06	459000	1360	0	6	1923	5	10156	Yes	No	20219 21ST PL NW
1	727810	0301	12/2/04	796000	870	880	7	1942	4	2590	Yes	Yes	19517 27TH AVE NW
1	728490	0165	3/1/05	565000	1050	500	7	1968	4	6656	Yes	No	19120 RICHMOND BEACH DR NW
1	727710	0020	1/26/06	490000	1100	1100	7	1955	4	7200	Yes	No	2421 NW 198TH ST
1	727710	0020	2/5/06	490000	1100	1100	7	1955	4	7200	Yes	No	2421 NW 198TH ST
1	728490	0555	4/14/06	379000	1170	0	7	1941	4	7680	No	No	19035 21ST AVE NW
1	727870	0305	10/28/04	410000	1200	1200	7	1963	3	7200	Yes	No	2017 NW 197TH ST
1	728030	0216	12/7/06	444999	1250	0	7	1959	3	7200	Yes	No	20241 20TH AVE NW
1	022603	9264	12/2/04	405000	1260	400	7	1963	4	7750	Yes	No	2002 NW 199TH ST
1	728030	0296	4/20/04	310000	1320	0	7	1954	3	6250	No	No	2003 NW 201ST ST
1	727870	0380	9/21/05	527500	1330	720	7	1954	4	8280	Yes	No	19703 20TH AVE NW
1	727870	0256	5/11/04	334950	1470	1000	7	1961	3	9380	No	No	2003 NW 196TH PL
1	728490	0395	10/24/06	605000	1630	750	7	1987	3	7200	Yes	No	2310 NW 192ND PL
1	728030	0350	10/2/06	615000	1690	150	7	1915	5	9750	Yes	No	20125 23RD AVE NW
1	728030	0350	3/29/04	444950	1690	150	7	1915	5	9750	Yes	No	20125 23RD AVE NW
1	727870	0360	6/9/06	535000	1750	0	7	1906	5	10836	Yes	No	19731 20TH AVE NW
1	022603	9317	3/10/06	580000	1810	1400	7	1976	5	8520	Yes	No	2326 NW 199TH ST
1	728490	0345	9/6/05	430000	1810	160	7	1910	4	7200	Yes	No	2311 NW 192ND PL
1	728030	0070	2/16/06	545000	1830	390	7	1977	3	13660	Yes	No	2101 NW 204TH ST
1	728490	0050	7/14/04	670000	2060	640	7	1925	3	7680	Yes	No	19105 RICHMOND BEACH DR NW
1	727710	0681	2/24/05	549500	2130	910	7	1984	4	7200	Yes	No	19312 25TH AVE NW
1	728030	0105	9/22/06	733000	2180	0	7	1927	4	7229	Yes	No	2126 NW 201ST ST
1	728490	0455	8/22/05	375000	1230	620	8	1971	3	7200	No	No	19341 21ST AVE NW
1	727710	0385	8/5/05	440000	1240	850	8	1955	3	7200	Yes	No	2512 NW 195TH PL
1	022603	9093	9/8/04	529500	1260	450	8	1922	5	8868	Yes	No	2302 NW 199TH ST
1	022603	9212	12/18/06	546500	1280	1200	8	1957	4	10440	Yes	No	2414 NW 201ST PL
1	728030	0379	11/4/05	466000	1300	680	8	1967	3	7800	Yes	No	20228 24TH AVE NW
1	728030	0330	8/24/05	577500	1330	1180	8	1982	4	9826	Yes	No	2167 NW 201ST ST

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Area 1
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	727710	0425	5/10/04	455000	1380	280	8	1969	4	7560	Yes	No	2419 NW 195TH PL
1	728030	0505	3/15/06	689000	1400	1100	8	1957	4	12450	Yes	No	19905 24TH AVE NW
1	727810	0925	10/7/04	459000	1400	0	8	1979	3	3328	Yes	No	19318 RICHMOND BEACH DR NW
1	728030	0465	9/9/04	587000	1400	730	8	1955	5	10350	Yes	No	20112 24TH AVE NW
1	728030	0505	5/24/04	535000	1400	1100	8	1957	4	12450	Yes	No	19905 24TH AVE NW
1	727710	0300	5/8/06	560000	1440	770	8	1966	3	7200	Yes	No	2440 NW 196TH ST
1	115880	0090	5/18/06	419000	1440	0	8	1966	3	12800	Yes	No	20220 23RD PL NW
1	727710	0660	6/14/06	525000	1450	540	8	1966	3	7200	Yes	No	2512 NW 193RD PL
1	728030	0286	9/15/04	515000	1460	850	8	1972	4	8450	Yes	No	20103 20TH AVE NW
1	727710	0669	8/16/06	735000	1470	500	8	1964	4	7200	Yes	No	2532 NW 193RD PL
1	183770	0030	7/22/05	590000	1470	1010	8	1961	3	10350	Yes	No	20418 25TH AVE NW
1	115880	0030	8/11/04	489500	1480	650	8	1969	3	9270	Yes	No	20232 23RD PL NW
1	728030	0380	5/25/04	445500	1490	940	8	1968	4	7800	Yes	No	20218 24TH AVE NW
1	728490	0505	10/18/04	545000	1520	800	8	1957	3	7200	Yes	No	19320 22ND AVE NW
1	022603	9080	7/2/04	562000	1560	830	8	2004	3	8280	Yes	No	2416 NW 198TH ST
1	727710	0155	3/17/06	575000	1570	890	8	1973	3	7200	Yes	No	19614 24TH AVE NW
1	022603	9009	10/9/06	549988	1580	880	8	1957	4	10973	Yes	No	2018 NW 199TH ST
1	022603	9009	7/21/04	469000	1580	880	8	1957	4	10973	Yes	No	2018 NW 199TH ST
1	727870	0069	4/5/05	545000	1590	750	8	1964	3	6420	Yes	No	19704 23RD AVE NW
1	022603	9187	12/23/04	655000	1670	1080	8	1955	4	10325	Yes	No	20420 RICHMOND BEACH DR NW
1	115880	0040	4/21/05	580000	1700	820	8	1969	4	8547	Yes	No	20228 23RD PL NW
1	727710	0640	12/14/05	655000	1720	1330	8	1984	3	6000	Yes	No	2513 NW 194TH PL
1	728030	0336	6/1/04	525000	1760	1140	8	1971	3	12540	Yes	No	2317 NW 201ST ST
1	727710	0105	8/3/04	522000	1760	1570	8	1971	4	7200	Yes	No	2315 NW 198TH ST
1	728030	0276	5/12/06	565000	1790	1030	8	1978	3	7800	Yes	No	20115 20TH AVE NW
1	728030	0415	11/16/04	629950	1790	1160	8	1967	5	7800	Yes	No	20206 24TH AVE NW
1	727810	0070	8/5/04	700000	2350	880	8	1993	3	7200	Yes	No	19719 26TH AVE NW
1	728490	0322	2/3/05	1220000	2480	1040	8	2000	3	11559	Yes	No	19005 22ND AVE NW
1	728030	0215	10/26/05	545000	2560	0	8	2002	3	7200	Yes	No	20237 20TH AVE NW
1	728490	0718	10/13/06	650000	2950	0	8	1965	4	9600	No	No	19050 21ST AVE NW
1	727710	0200	7/19/05	689000	3160	0	8	2003	3	7200	Yes	No	2322 NW 196TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	022603	9178	12/19/06	680000	1640	0	9	1989	3	10400	Yes	No	19911 20TH AVE NW
1	022603	9324	5/19/04	675000	1650	1650	9	1979	3	9038	Yes	No	20240 RICHMOND BEACH DR NW
1	728030	0175	5/18/05	542000	1740	1260	9	1970	3	9450	Yes	No	2132 NW 204TH ST
1	728490	0098	8/5/05	680000	1780	1040	9	1979	3	7200	Yes	No	2525 NW 193RD PL
1	022603	9223	8/26/05	840000	1800	1070	9	1972	4	11000	Yes	No	20124 RICHMOND BEACH DR NW
1	738550	0070	4/14/06	710000	1970	1260	9	1988	3	13740	Yes	No	2510 NW 202ND ST
1	727810	0023	3/31/05	726000	2200	540	9	1990	3	7752	Yes	No	19710 RICHMOND BEACH DR NW
1	022603	9306	4/19/04	846000	2210	2000	9	1973	3	19080	Yes	No	20130 RICHMOND BEACH DR NW
1	727870	0137	7/19/05	579000	2290	580	9	1972	3	7200	Yes	No	2120 NW 195TH ST
1	728030	0270	5/3/05	700000	2340	710	9	1994	3	7780	Yes	No	20116 21ST AVE NW
1	727710	0285	11/28/06	1200000	2540	850	9	2001	3	7200	Yes	No	2420 NW 196TH ST
1	727710	0240	4/14/05	800000	2540	1660	9	2000	3	7200	Yes	No	2429 NW 197TH ST
1	727810	0725	10/13/04	725000	2650	970	9	1984	3	7316	Yes	No	19417 RICHMOND BEACH DR NW
1	728490	0140	7/27/04	735000	2900	860	9	1984	3	7200	Yes	No	2526 NW 192ND PL
1	727870	0134	9/23/05	705000	2970	0	9	2000	3	7200	Yes	No	19510 22ND AVE NW
1	022603	9373	11/4/04	660000	3630	470	9	2004	3	7210	Yes	No	2022 NW 199TH ST
1	815530	0010	6/21/05	925000	2110	1300	10	1993	3	7442	Yes	No	2650 NW 204TH ST
1	728130	0025	9/23/05	1170000	2320	900	10	1993	4	10981	Yes	No	2135 NW 198TH ST
1	728030	0430	7/26/04	550000	3010	0	10	1990	3	7800	No	No	20150 24TH AVE NW
1	022603	9339	9/5/06	1140000	3400	1240	10	1991	3	7226	Yes	No	20406 25TH AVE NW
1	727810	0385	3/1/04	1200000	3480	0	10	1998	3	8090	Yes	Yes	19573 27TH AVE NW
1	728490	0320	6/30/06	2360000	4780	1250	11	1997	3	10266	Yes	No	2231 NW 190TH PL
2	022603	9087	4/1/04	215000	1000	0	5	1928	3	8840	No	No	19040 20TH AVE NW
2	022603	9186	3/18/04	215000	740	170	6	1950	4	8000	No	No	20015 15TH AVE NW
2	022603	9134	6/23/04	300000	960	500	6	1946	4	14712	No	No	1815 NW 205TH ST
2	022603	9085	10/18/05	391500	1210	200	6	1937	4	8250	No	No	1720 NW 192ND ST
2	012603	9479	10/7/05	299000	1250	0	6	1917	4	8038	No	No	1425 NW 197TH ST
2	761870	0021	5/31/06	385000	780	780	7	1953	3	7201	Yes	No	19009 11TH AVE NW
2	297880	0060	8/6/04	309950	1030	410	7	1966	3	8000	No	No	1243 NW 202ND ST
2	275930	0015	10/14/04	309900	1030	340	7	1959	4	7497	No	No	1415 NW 196TH ST
2	275980	0005	12/21/06	397700	1040	550	7	1959	3	7370	No	No	20422 18TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	275980	0005	3/24/04	299000	1040	550	7	1959	3	7370	No	No	20422 18TH AVE NW
2	297880	0200	7/10/06	431950	1090	420	7	1965	3	7400	No	No	20212 13TH AVE NW
2	297880	0050	2/9/05	311000	1090	720	7	1966	3	7550	No	No	1255 NW 202ND ST
2	761750	0065	3/30/04	275000	1180	360	7	1955	3	7500	No	No	1274 NW 191ST ST
2	012603	9028	11/19/04	339900	1200	430	7	1962	4	9790	No	No	1240 NW 195TH ST
2	275950	0120	7/26/04	304000	1200	840	7	1958	3	7030	No	No	1811 NW 198TH ST
2	275950	0130	4/20/06	432000	1240	1090	7	1958	4	11115	No	No	1825 NW 198TH ST
2	022603	9194	5/28/04	291950	1300	0	7	1956	3	7642	No	No	20010 18TH AVE NW
2	550010	0150	4/28/04	314950	1300	670	7	1966	3	10395	No	No	1444 NW 204TH PL
2	022603	9346	10/14/05	340000	1300	0	7	1994	3	9205	No	No	1919 NW 205TH ST
2	275950	0095	6/28/06	441000	1360	0	7	1958	4	8272	No	No	19833 18TH AVE NW
2	275950	0095	1/10/06	378000	1360	0	7	1958	4	8272	No	No	19833 18TH AVE NW
2	761750	0075	3/16/05	375500	1360	640	7	1956	4	7111	No	No	1258 NW 191ST ST
2	022603	9285	10/4/04	309000	1380	710	7	1967	4	8188	No	No	20101 15TH AVE NW
2	211090	0010	9/7/05	322000	1400	0	7	1964	3	7875	No	No	19818 12TH AVE NW
2	729170	0040	1/19/05	359000	1410	600	7	1955	4	9039	No	No	1810 NW 197TH ST
2	311110	0065	1/19/04	259000	1460	0	7	1955	3	7474	No	No	1843 NW 201ST ST
2	664990	0361	6/3/04	425000	1470	1250	7	1958	3	18900	Yes	No	20023 10TH AVE NW
2	012603	9102	10/18/04	319950	1480	810	7	1933	5	7470	No	No	1416 NW 197TH ST
2	550000	0070	10/20/06	400000	1500	0	7	1965	4	7591	No	No	20422 12TH PL NW
2	275950	0105	11/28/05	351650	1500	0	7	1958	4	8272	No	No	19917 18TH AVE NW
2	550020	0080	9/19/05	300000	1530	0	7	1966	3	8446	No	No	1261 NW 205TH ST
2	012603	9332	6/9/05	360000	1540	780	7	1958	3	11070	No	No	1425 NW 195TH ST
2	022603	9190	5/31/05	400000	1560	0	7	1957	4	15183	No	No	1710 NW 200TH LN
2	275890	0055	12/11/06	439000	1570	1030	7	1956	4	7520	No	No	1627 NW 197TH ST
2	550000	0010	6/19/06	453000	1570	860	7	1965	4	7239	No	No	20421 12TH PL NW
2	022603	9318	8/8/06	390000	1630	0	7	1953	5	7906	No	No	19709 15TH AVE NW
2	275890	0015	8/10/05	379000	1790	0	7	1956	4	7852	No	No	1614 NW 197TH ST
2	761870	0112	8/11/04	349000	1850	0	7	1962	4	13000	No	No	19420 12TH AVE NW
2	012603	9588	6/5/06	370000	2020	460	7	1903	3	9004	No	No	19854 15TH AVE NW
2	078450	0025	12/20/06	395000	2050	0	7	1948	3	9994	No	No	1840 NW 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	012603	9625	5/3/06	620000	2600	1740	7	1994	3	11248	No	No	19351 8TH AVE NW
2	022603	9059	5/25/04	412500	1070	360	8	2003	3	10363	No	No	19210 17TH AVE NW
2	275930	0035	12/21/05	383000	1100	570	8	1959	3	8024	No	No	19505 14TH AVE NW
2	761870	0170	3/4/05	506500	1150	850	8	1955	3	13040	Yes	No	19040 11TH AVE NW
2	183730	0020	10/23/06	424000	1220	660	8	1972	3	7365	No	No	20010 15TH AVE NW
2	928670	0190	8/13/04	359000	1280	620	8	1968	3	8086	No	No	1138 NW 200TH ST
2	183730	0140	3/23/04	315000	1300	730	8	1968	3	7200	No	No	1301 NW 200TH ST
2	638430	0040	2/14/05	389950	1340	500	8	1975	3	7345	No	No	1220 NW 199TH PL
2	022603	9234	9/7/06	420000	1350	600	8	1959	3	10004	No	No	20227 15TH AVE NW
2	550000	0080	9/14/04	340000	1360	930	8	1965	3	8414	No	No	20427 12TH AVE NW
2	012603	9577	12/13/05	412000	1370	300	8	1979	3	12506	No	No	19115 14TH CT NW
2	278200	0005	5/19/06	446500	1410	900	8	1958	3	7766	No	No	1623 NW 192ND ST
2	012603	9138	6/29/05	477450	1420	1420	8	1944	4	52272	No	No	1409 NW 195TH ST
2	078450	0060	4/20/06	425000	1430	0	8	1958	4	8562	No	No	1811 NW 204TH ST
2	509900	0040	1/5/05	375000	1450	1000	8	1965	3	8369	No	No	1611 NW 198TH ST
2	801800	0320	5/16/06	489000	1460	810	8	1966	3	7453	No	No	1115 NW 196TH ST
2	262180	0090	11/22/06	449950	1460	1370	8	1968	3	7208	No	No	1730 NW 199TH ST
2	715470	0020	11/8/06	515000	1490	790	8	1968	3	9984	No	No	1432 NW 198TH ST
2	012603	9504	5/19/06	459950	1490	1100	8	1976	3	11250	No	No	1434 NW 198TH PL
2	550030	0130	5/13/04	390000	1490	770	8	1966	4	7200	No	No	1215 NW 203RD ST
2	550030	0060	10/12/06	475000	1500	710	8	1966	3	8118	No	No	1234 NW 203RD ST
2	211090	0030	7/17/05	450000	1500	920	8	1958	4	7980	No	No	19811 11TH AVE NW
2	022603	9002	2/13/06	439000	1500	630	8	1962	4	10162	No	No	20311 15TH AVE NW
2	012603	9589	11/23/04	346000	1500	440	8	1990	3	9504	No	No	1452 NW 197TH ST
2	275950	0065	8/18/05	370000	1510	0	8	1959	4	8270	No	No	19810 19TH AVE NW
2	509630	0130	10/26/04	348500	1520	0	8	1996	3	3451	No	No	1400 NW 202ND LN
2	022603	9297	10/11/05	470000	1530	670	8	1969	4	7771	Yes	No	19708 20TH AVE NW
2	183730	0330	12/11/04	414950	1540	910	8	1968	4	7200	No	No	1400 NW 201ST ST
2	183702	0060	5/6/04	327000	1540	430	8	1973	3	7350	No	No	19215 8TH AVE NW
2	638430	0100	10/16/06	478500	1560	400	8	1973	3	8600	No	No	1213 NW 199TH PL
2	801800	0150	2/9/05	425000	1560	1200	8	1967	4	7726	Yes	No	19716 11TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	078450	0010	9/17/04	359950	1580	0	8	1961	4	7913	No	No	20222 20TH AVE NW
2	275980	0055	4/6/04	360000	1580	670	8	1958	4	7920	No	No	1504 NW 204TH ST
2	928670	0020	9/6/05	549900	1590	870	8	1969	4	8086	No	No	1139 NW 200TH ST
2	422720	0031	11/14/05	375000	1590	0	8	1960	4	9240	No	No	1432 NW 191ST ST
2	279500	0070	12/11/06	520000	1650	800	8	1977	4	7207	No	No	1100 NW 199TH ST
2	022603	9277	9/29/04	380000	1650	1000	8	1967	3	9662	No	No	20207 15TH AVE NW
2	078450	0021	4/21/06	465000	1670	0	8	1961	3	8500	No	No	1858 NW 202ND ST
2	078450	0021	8/20/04	325000	1670	0	8	1961	3	8500	No	No	1858 NW 202ND ST
2	928670	0170	8/18/05	495000	1710	1200	8	1969	5	8086	No	No	1126 NW 200TH ST
2	022603	9133	5/24/06	495000	1750	0	8	1950	4	16300	No	No	1843 NW 205TH ST
2	012603	9632	4/11/06	532500	1760	680	8	1987	3	21000	No	No	20320 10TH AVE NW
2	183730	0200	7/27/04	350000	1760	0	8	1971	3	7300	No	No	1320 NW 200TH ST
2	761870	0061	3/23/05	485000	1780	0	8	1938	3	13270	Yes	No	19051 11TH AVE NW
2	761870	0061	2/12/04	450000	1780	0	8	1938	3	13270	Yes	No	19051 11TH AVE NW
2	550010	0120	2/1/05	399950	1790	0	8	1965	4	10186	No	No	1425 NW 204TH PL
2	761870	0012	9/6/06	495000	1810	1450	8	1969	3	11191	No	No	19105 12TH AVE NW
2	012603	9609	8/29/06	525450	1810	900	8	1979	4	12326	No	No	19114 14TH CT NW
2	012603	9462	3/27/04	650000	1820	960	8	1960	3	51400	Yes	No	19826 15TH AVE NW
2	183701	0110	11/22/06	690000	1860	0	8	1969	3	8750	Yes	No	837 NW 193RD ST
2	012603	9201	11/22/04	435000	1880	570	8	2001	3	7278	No	No	19630 14TH AVE NW
2	278200	0035	4/25/05	374950	1890	0	8	1958	4	8008	No	No	1604 NW 191ST ST
2	012603	9420	6/27/05	561000	1900	1900	8	1968	4	7700	No	No	1407 NW 191ST ST
2	278200	0045	4/25/06	386950	1910	0	8	1958	3	7845	No	No	19110 17TH AVE NW
2	012603	9650	11/2/05	419950	1920	0	8	1994	3	7645	No	No	19864 15TH AVE NE
2	727760	0100	7/26/04	410000	1940	0	8	1967	4	9300	No	No	1207 NW 201ST ST
2	517770	0070	5/28/04	425000	2040	0	8	1957	5	10454	No	No	1735 NW 193RD ST
2	012603	9335	6/8/04	465000	2150	0	8	1958	3	21840	No	No	18841 8TH AVE NW
2	078450	0029	5/11/04	424500	2270	0	8	1997	3	5606	No	No	1836 NW 202ND ST
2	311130	0005	10/25/06	458000	2300	0	8	1957	3	9174	No	No	20122 18TH AVE NW
2	012603	9516	7/29/04	370000	2380	0	8	1966	3	8245	No	No	20307 13TH AVE NW
2	262180	0020	5/16/06	494500	2800	0	8	1968	3	7221	No	No	1721 NW 199TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	664990	0240	12/22/04	667500	2950	0	8	1999	3	6280	Yes	No	980 NW 198TH PL
2	012603	9674	1/26/04	487500	3040	0	8	2000	3	6415	No	No	1431 NW 197TH ST
2	801970	0050	11/29/05	742000	1550	1210	9	1961	4	12900	Yes	No	826 NW 197TH ST
2	183730	0220	6/20/05	429900	1700	0	9	1968	4	7850	No	No	20004 14TH PL NW
2	183730	0260	4/22/05	429000	1800	0	9	1968	4	7291	No	No	1315 NW 201ST ST
2	183730	0240	10/21/05	425000	1800	0	9	1968	4	7230	No	No	1329 NW 201ST ST
2	928670	0080	8/7/06	630000	1890	1490	9	1977	3	12000	Yes	No	1105 NW 200TH ST
2	761870	0188	7/18/06	800000	2110	1200	9	1992	3	7893	Yes	No	19003 10TH AVE NW
2	664990	0311	8/11/06	500000	2200	0	9	1995	3	17511	No	No	20304 12TH AVE NW
2	012603	9653	6/9/04	465000	2350	0	9	1997	3	6982	No	No	19341 8TH AVE NW
2	664990	0065	1/13/06	692000	2480	950	9	2005	3	8774	No	No	20055 8TH AVE NW
2	761870	0025	5/4/04	655000	2690	940	9	1993	3	10063	Yes	No	19015 11TH AVE NW
2	664990	0317	3/30/06	610000	2780	0	9	1991	3	8713	No	No	20216 12TH AVE NW
2	761870	0114	3/16/05	629000	2800	0	9	1986	4	19548	No	No	19426 12TH AVE NW
2	022603	9374	6/8/06	730000	2980	0	9	2005	3	7826	No	No	20012 20TH AVE NW
2	664990	0050	7/12/04	535000	3030	0	9	1989	3	15750	No	No	20059 8TH AVE NW
2	022603	9151	6/12/06	805000	3070	0	9	2005	3	7826	No	No	20008 20TH AVE NW
2	664990	0072	3/17/04	531000	3250	0	9	2003	3	7211	No	No	20043 8TH AVE NW
2	189190	0050	4/27/06	709000	3330	0	9	2005	3	7286	No	No	19902 20TH AVE NW
2	329880	0110	9/21/05	715000	2690	260	10	2004	3	15720	No	No	20412 12TH AVE NW
2	664990	0313	6/7/06	610000	3210	0	10	1991	3	17511	No	No	20218 12TH AVE NW
4	330470	0266	6/7/05	1625000	3620	1200	10	1955	4	74487	No	No	HIGHLANDS, THE
4	330470	0265	4/29/05	1900000	3890	0	10	1953	4	98445	No	No	HIGHLANDS, THE
4	330470	0170	6/28/05	2000000	4930	600	11	1969	4	106286	Yes	No	HIGHLANDS, THE
4	330470	0346	6/7/05	3450000	6320	0	11	1962	3	149410	Yes	No	HIGHLANDS, THE
4	330470	0130	6/6/05	2395000	3860	0	12	1927	4	67953	Yes	No	HIGHLANDS, THE
4	330470	0330	6/20/05	3975000	5250	0	12	1997	3	86248	Yes	No	HIGHLANDS, THE
4	330470	0110	12/10/04	4400000	4110	0	13	1947	4	157251	Yes	No	HIGHLANDS, THE
4	330470	0231	6/21/06	4300000	7200	0	13	1920	4	140698	Yes	No	HIGHLANDS, THE
6	358650	0705	6/17/05	430000	1660	0	6	1929	4	20700	No	No	811 NW 175TH ST
6	619070	0663	1/17/06	585000	1270	1000	7	1946	4	14800	Yes	No	1009 NW 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	358530	0335	1/19/05	420000	1290	120	7	1954	2	59241	Yes	No	1038 NW INNIS ARDEN DR
6	358590	0770	7/12/06	565000	2210	0	7	1950	3	21272	No	No	1423 NW 186TH ST
6	358590	0565	10/31/06	889000	1080	800	8	1953	3	20000	Yes	No	17737 15TH AVE NW
6	358530	0415	4/13/04	495000	1180	500	8	1948	3	28046	Yes	No	18742 RIDGEFIELD RD NW
6	358530	0255	6/8/04	397500	1290	0	8	1952	3	27979	No	No	18532 SPRINGDALE CT NW
6	358590	0850	7/7/05	625000	1390	460	8	1949	3	22836	No	No	1537 NW 186TH ST
6	025850	0035	9/6/06	788000	1440	1000	8	1961	3	15800	Yes	No	1056 NW 179TH PL
6	358650	0045	3/23/05	575000	1580	0	8	1952	4	41390	Yes	No	1212 NW 175TH ST
6	358530	0205	3/29/06	550000	1680	720	8	1956	3	19675	No	No	1045 NW INNIS ARDEN DR
6	778535	0010	7/7/06	695800	1710	430	8	1981	3	15151	No	No	602 NW 163RD ST
6	358530	0240	11/19/04	600000	1740	700	8	1954	3	30000	No	No	18535 SPRINGDALE CT NW
6	358650	0440	6/22/05	730000	1830	0	8	1952	3	19070	Yes	No	17241 12TH AVE NW
6	358530	0245	7/21/04	651500	1850	1320	8	1951	5	34800	No	No	18525 SPRINGDALE CT NW
6	358650	0740	4/14/05	624950	2020	1010	8	1955	3	28784	No	No	17221 10TH AVE NW
6	358650	0505	6/15/05	626000	2110	0	8	1953	3	15834	Yes	No	17120 13TH AVE NW
6	358650	0040	2/4/04	635100	2110	1100	8	1961	3	19150	Yes	No	1226 NW 175TH ST
6	358650	0225	8/16/05	600000	2270	0	8	1954	3	18000	No	No	16710 16TH AVE NW
6	358650	0405	8/27/04	722000	2400	0	8	1953	5	20520	Yes	No	17435 14TH AVE NW
6	358590	0780	5/19/04	549000	2500	0	8	1953	3	18987	Yes	No	1456 NW 185TH ST
6	358590	0915	10/21/05	754000	2580	0	8	1948	5	20283	No	No	1536 NW 186TH ST
6	358530	0400	12/6/04	792000	1460	1190	9	1952	5	15917	Yes	No	856 NW INNIS ARDEN DR
6	358590	0590	7/1/04	665000	1545	1530	9	1956	4	21017	Yes	No	17714 17TH AVE NW
6	358530	0370	9/14/05	739000	1690	910	9	1972	3	16800	Yes	No	933 NW RICHMOND BEACH RD
6	244750	0040	11/1/06	799000	1740	1740	9	1975	4	11800	Yes	No	1023 NW 177TH PL
6	358590	0810	10/26/05	869000	1760	1630	9	1953	5	24543	Yes	No	18474 16TH AVE NW
6	358530	0410	10/4/04	584000	1770	0	9	1953	3	30689	Yes	No	18734 RIDGEFIELD RD NW
6	358590	0415	1/26/04	727500	1780	400	9	1961	4	18164	Yes	No	1456 NW SPRINGDALE PL
6	358650	1135	6/30/05	650000	1820	450	9	1975	3	23900	No	No	1023 NW 166TH ST
6	358650	0860	5/20/04	715000	1880	630	9	1958	3	39750	Yes	No	16720 15TH AVE NW
6	358650	1145	6/8/05	665000	1910	1000	9	1963	4	28600	No	No	1053 NW 166TH ST
6	358650	0460	2/15/05	728500	1920	540	9	1951	3	18520	Yes	No	17207 12TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	358590	0345	3/31/04	535000	1970	0	9	1962	4	18036	Yes	No	18284 NW SPRINGDALE PL
6	358650	0930	10/15/04	620000	2010	1000	9	1958	4	20300	No	No	17086 10TH AVE NW
6	358650	0360	11/13/06	1020000	2040	1010	9	1959	3	22285	Yes	No	17203 14TH AVE NW
6	358590	0490	5/25/05	875000	2090	950	9	1947	4	25220	Yes	No	17707 14TH AVE NW
6	358530	0140	3/22/06	943000	2120	1490	9	1959	3	22200	Yes	No	18364 RIDGEFIELD RD NW
6	358590	0045	9/13/05	1176000	2160	800	9	1959	4	28300	Yes	No	18238 RIDGEFIELD RD NW
6	358590	0275	10/11/06	697000	2210	0	9	1953	3	20000	Yes	No	17740 14TH AVE NW
6	358650	0195	9/20/04	842000	2380	800	9	1955	3	24889	Yes	No	16725 15TH AVE NW
6	358650	0845	11/28/04	436000	2420	0	9	1965	3	28200	No	No	1066 NW 167TH ST
6	619070	0673	12/10/04	840000	2580	0	9	2000	3	11258	Yes	No	1049 NW 178TH ST
6	358590	0920	9/22/06	550000	2810	0	9	1955	3	20373	No	No	1504 NW 188TH ST
6	778535	0290	10/10/05	595000	2830	0	9	1984	3	16575	No	No	623 NW 162ND ST
6	778535	0250	12/21/05	685000	3010	0	9	1996	3	26900	No	No	639 NW 162ND ST
6	358590	0925	1/20/05	550000	3130	0	9	1988	3	15969	No	No	1521 NW 190TH ST
6	358650	0765	6/9/04	600000	3250	0	9	1951	3	32228	No	No	17071 10TH AVE NW
6	358590	0470	9/21/04	862000	3510	0	9	1949	5	20000	Yes	No	17747 14TH AVE NW
6	778535	0070	6/18/04	630000	2910	1170	10	1991	3	50094	No	No	725 NW INNIS ARDEN WAY
6	778536	0090	7/8/05	729000	2970	0	10	1983	3	44866	Yes	No	16517 9TH PL NW
6	778536	0160	10/31/06	840000	3030	830	10	1984	3	42715	No	No	827 NW 165TH ST
6	778535	0180	4/3/06	760000	3320	0	10	1981	3	12325	No	No	16241 6TH AVE NW
6	778535	0080	11/9/05	985000	3630	0	10	1984	4	54450	No	No	654 NW 163RD ST
6	778535	0520	6/15/05	958000	3770	1500	10	1984	4	15886	No	No	508 NW 163RD ST
6	778535	0590	3/10/05	649000	4010	0	10	1982	3	12868	No	No	427 NW 163RD ST
6	778535	0590	1/8/04	600000	4010	0	10	1982	3	12868	No	No	427 NW 163RD ST
6	778535	0750	7/13/05	789000	4310	0	10	1985	3	14050	No	No	16244 6TH AVE NW
6	778535	0750	6/28/04	727500	4310	0	10	1985	3	14050	No	No	16244 6TH AVE NW
6	778535	0120	1/7/04	664000	2090	1440	11	1984	5	35500	Yes	No	647 NW 163RD ST
6	358590	0405	5/17/04	875000	2100	1300	11	1982	3	24400	Yes	No	1436 NW SPRINGDALE PL
6	358650	1010	6/11/06	2000000	3170	0	11	1969	3	91911	Yes	No	16705 16TH AVE NW
6	358590	0645	10/26/04	1657500	3350	0	11	1992	3	26100	Yes	No	18015 17TH AVE NW
6	358590	1035	5/3/06	1700000	3400	1800	11	2000	3	39999	Yes	No	18419 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	358590	0995	3/29/04	1300000	3570	0	11	1958	4	20000	Yes	No	18615 17TH AVE NW
6	778536	0040	5/23/06	855000	3660	0	11	1984	3	15584	No	No	920 NW 165TH PL
6	358530	0120	7/12/04	2250000	6780	0	13	1997	3	32410	Yes	No	18302 RIDGEFIELD RD NW

Vacant Sales Removed from this Annual Update Analysis

Area 1

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022603	9103	4/28/06	875000	TEAR DOWN
1	022603	9157	9/5/06	8163	RELATED PARTY, FRIEND, OR NEIGHBOR...
1	727710	0147	6/8/04	430000	% COMPLETE
1	727710	0165	2/27/04	163333	PARTIAL INTEREST (1/3, 1/2, Etc.)...
1	727710	0690	10/10/05	221720	NO MARKET EXPOSURE...
1	727810	0005	7/31/04	723000	NO MARKET EXPOSURE...
1	727810	0080	10/4/04	510000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
1	727810	0265	9/13/04	790000	REPRESENTATION
1	727810	0710	1/15/04	419000	IMP COUNT
1	727870	0315	9/26/06	435000	UNFIN AREA...
1	728030	0130	7/14/04	685000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	728030	0300	5/18/06	895000	IMP COUNT
1	728030	0300	3/1/04	650000	IMP COUNT
1	728030	0365	7/26/06	695000	DIAGNOSTIC OUTLIER
1	728030	0480	6/27/05	450000	OBSOL
1	728030	0510	2/9/06	540000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	728490	0075	12/13/05	492000	IMP COUNT
1	728490	0305	1/19/05	257146	PARTIAL INTEREST (1/3, 1/2, Etc.)...
1	728490	0555	7/6/06	282167	QUIT CLAIM DEED
1	728490	0565	12/8/06	1300000	% COMPLETE
1	728490	0720	6/1/04	585000	NO MARKET EXPOSURE
1	728490	0771	3/24/05	549000	PARTIAL INTEREST (1/3, 1/2, Etc.)...
1	738550	0020	5/20/04	617000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	012603	9023	8/11/06	92000	QUIT CLAIM DEED...
2	012603	9023	2/1/06	92000	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	012603	9023	2/1/06	92000	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	012603	9038	7/19/04	240000	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	012603	9235	7/29/04	410000	OBSOL...
2	012603	9495	11/21/06	452000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	022603	9134	9/26/06	497000	DIAGNOSTIC OUTLIER
2	022603	9151	6/10/04	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
2	022603	9210	11/30/06	795000	% COMPLETE
2	022603	9225	5/2/05	415000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	022603	9231	7/7/06	409950	RELOCATION - SALE BY SERVICE
2	022603	9231	5/26/06	409950	DIAGNOSTIC OUTLIER
2	022603	9274	4/13/04	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	022603	9348	10/22/04	345000	OBSOL
2	183702	0030	6/28/04	347000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	183730	0180	3/2/04	340000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	189190	0050	8/19/04	160000	DOR RATIO
2	211090	0005	12/7/05	162500	PARTIAL INTEREST (1/3, 1/2, Etc.)...
2	275970	0010	1/23/04	153689	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	297880	0200	5/4/06	368000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	422720	0010	8/28/06	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	517770	0015	11/30/04	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	550000	0010	5/17/05	417851	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	664990	0065	5/21/04	180000	DOR RATIO
2	664990	0291	4/26/05	549950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	761750	0005	5/25/04	190000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Removed from this Annual Update Analysis

Area 1

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	801800	0060	4/25/05	293322	RELATED PARTY, FRIEND, OR NEIGHBOR...
2	801800	0300	2/25/06	155250	QUIT CLAIM DEED...
4	264100	0040	6/30/06	1700000	APPEAL
4	330470	0120	10/26/04	77000	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	330470	0220	9/22/04	582500	RELATED PARTY, FRIEND, OR NEIGHBOR...
4	330470	0275	11/13/06	4125000	APPEAL
4	330470	0285	2/4/05	3237250	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	330470	0361	1/12/05	2950000	IMP COUNT
4	330470	0380	12/16/04	2800000	NON-REPRESENTATIVE SALE...
4	330470	0396	12/23/04	1800000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	244750	0040	8/8/05	620000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	275960	0030	3/1/06	503000	OBSOL
6	358530	0035	6/27/05	578000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	358530	0105	8/5/05	450000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	358530	0130	5/18/04	711000	DOR RATIO
6	358530	0160	11/10/05	1050000	OBSOL
6	358530	0340	5/11/04	430000	OBSOL
6	358590	0180	3/23/04	820000	BANKRUPTCY - RECEIVER OR TRUSTEE...
6	358590	0545	4/20/04	765000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358590	0690	2/25/04	430000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	358590	0726	5/12/05	744000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358590	0760	7/1/04	390000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	358590	0845	7/1/05	787000	NO MARKET EXPOSURE
6	358590	0890	3/30/05	540000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	358590	0890	12/23/04	640000	NON-REPRESENTATIVE SALE...
6	358590	0915	3/28/05	645000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	358590	0926	4/5/05	310000	BANKRUPTCY - RECEIVER OR TRUSTEE...
6	358650	0085	9/12/05	848000	OBSOL
6	358650	0150	4/5/05	670000	OBSOL
6	358650	0150	6/28/04	524000	OBSOL...
6	358650	0205	7/13/04	663000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358650	0335	4/18/06	225000	RELATED PARTY, FRIEND, OR NEIGHBOR...
6	358650	0415	4/6/05	718000	NO MARKET EXPOSURE...
6	358650	0415	12/2/04	650000	NO MARKET EXPOSURE...
6	358650	0605	4/12/05	850000	NO MARKET EXPOSURE
6	358650	0875	3/31/06	793000	OBSOL
6	358650	1035	7/26/04	539000	OBSOL
6	358650	1070	1/26/06	189900	NO MARKET EXPOSURE...
6	358650	1140	6/23/04	570000	IMP. CHARACTERISTICS CHANGED SINCE SALE...
6	778535	0020	4/15/04	520000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	778535	0020	4/15/04	520000	DIAGNOSTIC OUTLIER



**King County
Department of Assessments**

King County Administration Bldg.
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Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr